



# TOWNSHIP OF FLORENCE

711 BROAD STREET • FLORENCE, NEW JERSEY 08518-2323

PHONE: (609) 499-2525 • WWW.FLORENCE-NJ.GOV

## ***Florence Township Requirements for RESALE or RENTAL of properties located in Age-Restricted Developments***

1. The Buyer(s) will need to submit the attached “original” **signed & dated** certification of purchase of compliance form for age-restriction requirement per the Federal Fair Housing Amendments Act (copy of law is attached). The form must also be signed by authorized representative of the age-restricted community Homeowner’s Association. The form must list **all** residents occupying the property.
2. Must complete Housing Inspection Application, pay inspection fee and schedule a Housing Inspection. When the inspection is for a “**Resale**” and the property is owned and occupied by a senior citizen, sixty-five (65) years old or older, the inspection & re-inspection fees shall be waived. When the owner does not reside at the property or the property is a “**Rental**”, then the fee is applicable.
3. Need to submit a Heater Certification (copy included in Housing Inspection Application packet). If the property has more than one heater, a heater certification for each unit is required.



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CERTIFICATION OF PURCHASER  
OF COMPLIANCE WITH THE AGE RESTRICTION REQUIREMENTS OF THE HOUSING FOR  
OLDER PERSONS EXCEPTION FROM THE FEDERAL FAIR HOUSING AMENDMENTS ACT OF 1988  
Pursuant to P.L.2008, c.71

I (we) by signing as grantees below hereby certify that the property known as \_\_\_\_\_

\_\_\_\_\_ in the community known as \_\_\_\_\_

\_\_\_\_\_ will be occupied by a person of an age to ensure compliance with the "housing for older persons" exception from the Fair Housing Amendments Act of 1988, Pub.100-430 (42 U.S.C. ss.3601 et seq.) as set forth in Section 100.301 of Title 24, Code of Federal Regulations.

For the purposes of P.L.2008, c.71, "resale" shall mean any sale of a dwelling unit within an age-restricted community other than the initial sale of the unit made by the developer to a purchaser.

For information about the age restrictions applicable to the community within which the property is located, the purchaser should consult the Homeowner's Association.

The following person(s) will reside in the Property and their birth dates (month/day/year) are listed below:  
(This Form must list all residents occupying the property.)

Name:

Birthdate:

\_\_\_\_\_

\_\_\_\_/\_\_\_\_/\_\_\_\_

\_\_\_\_\_

\_\_\_\_/\_\_\_\_/\_\_\_\_

\_\_\_\_\_

\_\_\_\_/\_\_\_\_/\_\_\_\_

\_\_\_\_\_

\_\_\_\_/\_\_\_\_/\_\_\_\_

I hereby certify that the above information is accurate and complete:

Buyer Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Buyer Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Authorized Representative of Homeowner's Association Signature:

\_\_\_\_\_

Date: \_\_\_\_\_

The certification on the form below is prescribed by  
the Commissioner of Community Affairs to comply with the requirements of  
New Jersey Public Law 2008, chapter 71 (P.L.2008, c.71)

P.L. 2008, c.71 requires that the purchaser of a dwelling unit in an age-restricted community certify, prior to resale or transfer of the unit, that the unit will be occupied by a person of an age that ensures compliance for that community with the "housing for older persons" exception from the Federal Fair Housing Amendments Act of 1988. The law also applies to a person who is granted title by operation of law such as someone who inherits the property.

P.L. 2008, c.71 specifies that no deed shall be recorded with a county recording office for a property to which an age restriction applies unless the certification required accompanies such filing and is recorded as an addendum thereto.

P.L. 2008, c.71 requires the Commissioner of the Department of Community Affairs to prescribe a certification form to comply with the requirements of the Act.

For the purposes of P.L.2008, c.71, "resale" shall mean any sale of a dwelling unit within an age-restricted community, other than the initial sale of the unit made by the developer to a purchaser.

For information about the age restrictions applicable to the community within which the property is located, the purchaser should consult the homeowners' association.

- Certification Form



- (b) Side yard setback: 10 feet (single-family detached units and townhome end units only) measured from the furthest point of the roof overhang to the property line.
  - (c) Rear yard setback: 20 feet.
- D. Maximum building height: 35 feet.
- E. Maximum impervious coverage (per lot).
  - (1) Single-family detached units: 45%.
  - (2) Townhome units: 75%.
  - (3) The maximum impervious coverage for lots containing each type of housing unit has been calculated to allow for reasonable additions and patios, and it is the intent of these standards that the maximum impervious coverage shall not be exceeded. The average impervious coverage for all the lots in the development may not exceed 35%. This shall include single-family lots only and not any townhome lots, open space, public right-of-way, or common lots.
- F. Open space to be set aside for use by the residents of the senior housing development shall be a minimum of 20% of the total contiguous development tract, excluding for the purposes of such calculation the total area occupied by any stormwater detention and/or retention basins. The open space shall include the common community facilities and shall be subject to a deed restriction restricting the use of the open space, which deed restriction shall be subject to review and approval by the Township Council.
- G. Common recreation facilities for use by the residents shall include a clubhouse, swimming pool and other age-appropriate facilities, the construction of which shall be the obligation of the developer of the senior housing development, as set forth in a developer's agreement between the Township and the developer.
- H. Buffers of undeveloped open space shall be maintained along the entire perimeter of the development tract and shall be a minimum of 25 feet wide, along the entire perimeter of the property, including along any public right-of-way where residential properties in the development back on that public right-of-way.

✱ § 91-309. Eligibility.

The permanent residents of all housing units in the senior housing development must be at least 55 years of age, except that the spouse or a member (other than a child) of the immediate family of an eligible permanent resident (or, in the alternative, a single live-in adult domestic employee, companion or nurse of an eligible permanent resident) may be a permanent resident regardless of his or her age. A maximum of one child, aged 18 or older, may also reside in any housing unit as a permanent resident with his or her parent or parents.

§ 91-310. Accessory uses.

Accessory uses include the following: